



Legislation Text

File #: 23-0086, **Version:** 1

Resolution to Approve the Amended FY23 Payment Standard Effective Date for the Ann Arbor Housing Commission Voucher Programs

The Department of Housing and Urban Development (HUD) annually sets Fair Market Rents (FMRs), to assist with determining reasonable rents and payment standards in the Section 8 programs, including Housing Choice Vouchers (HCV), Veterans Affairs Supportive Housing Vouchers (VASH), Emergency Housing Voucher (EHV), Family Unification Voucher (FUP) and Project Based Vouchers (PBV) as well as Mainstream (Section 811) Vouchers. FMRs are gross rent estimates representing rent and utility costs in private sector rental housing, pegged at approximately the 40th percentile, not including new construction in the past 2 years and not including subsidized housing

At the October 19, 2022, Board Meeting, the Board approved the resolution setting the new payment standard of 120% of FMR, with an effective date of January 1, 2023. Staff recommend amending the effective date to December 2, 2022 to allow for greater housing opportunities to voucher holders. This change would allow households who are currently searching for an apartment to utilize the higher payment standard.

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Approved by: Jennifer Hall, Executive Director

WHEREAS, the Department of Housing & Urban Development (HUD) annually establishes and publishes Fair Market Rents (FMRs) by locale; and

WHEREAS, HUD requires the revised payment standards to be adopted by the Ann Arbor Housing Commission (AAHC) within 90 days of HUD published FMRs, and

WHEREAS, On October 19, 2022, the AAHC Board adopted a payment standard of 120% of FMR effective January 1, 2023; and

NOW THEREFORE BE IT RESOLVED, that the Ann Arbor Housing Commission Board approves a payment standard of 120% of Fair Market Rent (FMR) for Washtenaw County, Wayne County, and Monroe County for the Section 8 programs including: Housing Choice Vouchers (HCV), Veterans Affairs Supportive Housing Vouchers (VASH), Emergency Housing Voucher (EHV), Family Unification Voucher (FUP) and Project Based Vouchers (PBV) as well as Mainstream (Section 811) Vouchers, to take effect December 2, 2022 for all applicable certifications in accordance with the Ann Arbor Housing Commission's Administrative Plan.